



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

November 21, 2024

To: Mayor and Common Council

From: Paul Braun, City Planner

**Subject: PC 18-2024: JAI Investments / Shilroy LLC: Petition to Rezone from C-1 Commercial to R-6 Multiple Family Residential and from R-4 Single and Two Family Residential to C-1 Commercial for property located at the northwest corner of Woodland Drive and Memorial Drive. (Parcel # 131-002-330 & part of 131-002-150).**

At the November 20, 2024 meeting of the Manitowoc City Plan Commission, the Commission unanimously recommended to the Common Council the following action:

***Approve the petition to rezone the property from C-1 Commercial to R-6 Multiple Family Residential and from R-4 Single and Two Family Residential to C-1 Commercial.***

Shilroy LLC  
Attn: Ghasem Azodi  
108 Stonemill Court  
Elizabethtown, KY 42701

JAI Investments  
916 Mulberry Lane  
Kohler, WI 53044

Granicus #: 24-2025  
Attachments: Ordinance & Map

ORDINANCE

An Ordinance amending the amended zone map of the City of Manitowoc entitled: “Zoning Ordinance of the Municipal Code of the City of Manitowoc.”

The Mayor and Common Council of the City of Manitowoc do ordain as follows:

**SECTION 1:** Section 15.050 of the amended zone map of the City of Manitowoc is amended to provide that: a tract of land located in the NE ¼ of the NE ¼ Section 16, Township 19 North, Range 24 East, in the City of Manitowoc, Manitowoc County, Wisconsin being generally located north of Memorial Drive, south and east of E. Horseshoe Drive and west of Woodland Drive to be changed from “C-1” Commercial District to “R-6" Multiple Family Residential District and “R-4” Single and Two Family Residential to “C-1” Commercial District according to the attached Map.

**SECTION 2:** Pursuant to MMC 31.890(4), Section 31.820 titled Sign Districts Map shall be amended according to the attached Sign District Map.

**SECTION 3:** This Ordinance shall take effect the day after its publication.

INTRODUCED \_\_\_\_\_ ADOPTED \_\_\_\_\_

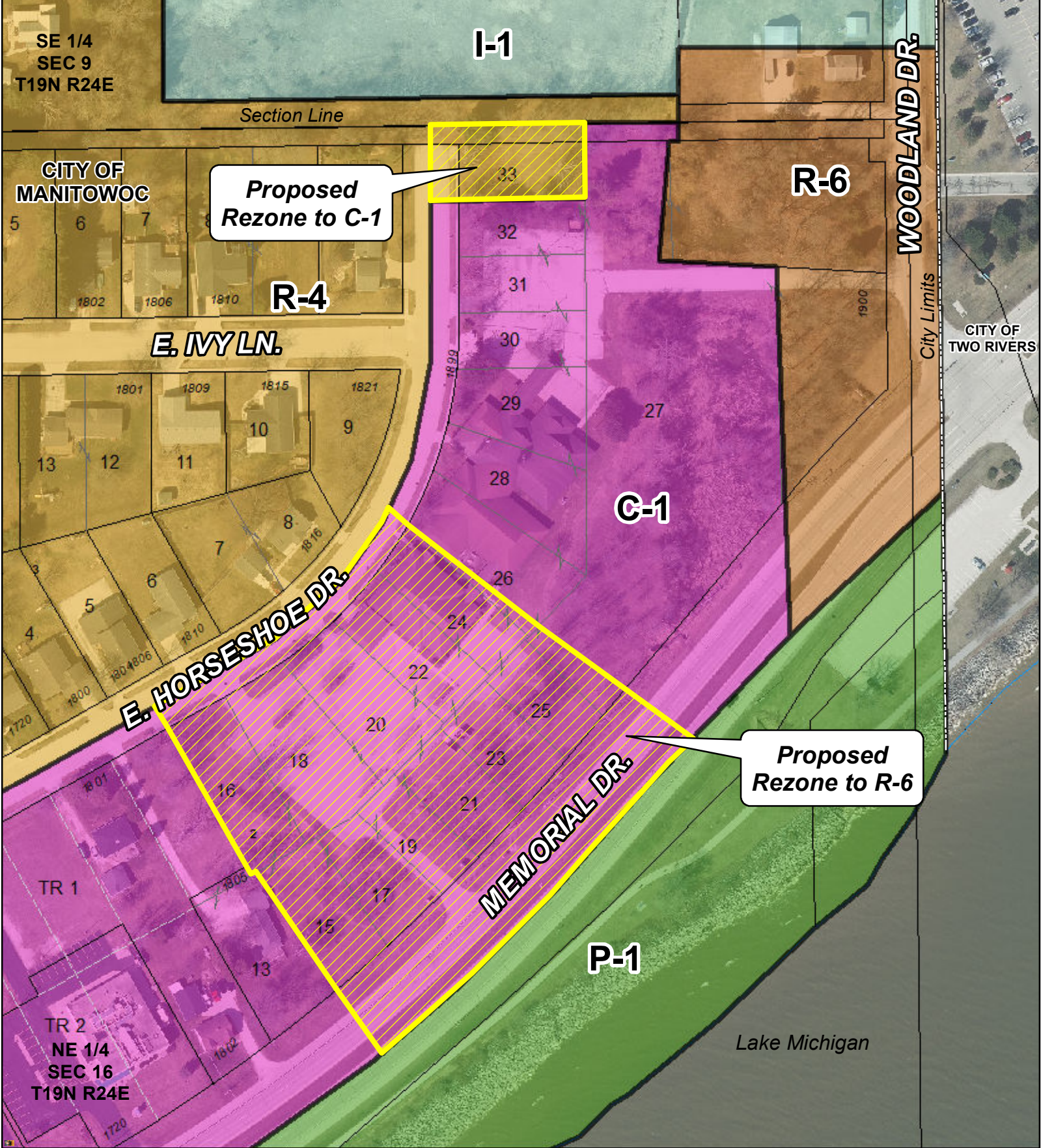
\_\_\_\_\_  
Justin M. Nickels, Mayor

APPROVED \_\_\_\_\_

Fiscal Impact:  
Funding Source:  
Finance Director Approval: /  
Approved as to Form: /EGN

This Ordinance was drafted by Paul Braun, City Planner





Proposed Rezone Property from C-1 Commercial District to  
R-6 Multiple-Family District  
Proposed Rezone Property from R-4 Single- and Two-Family District  
to C-1 Commercial District

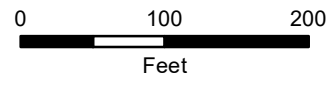
PC 18-2024

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.


Prepared by City of Manitowoc  
Community Development Department  
www.manitowoc.org

Map Plotted: 11/12/2024

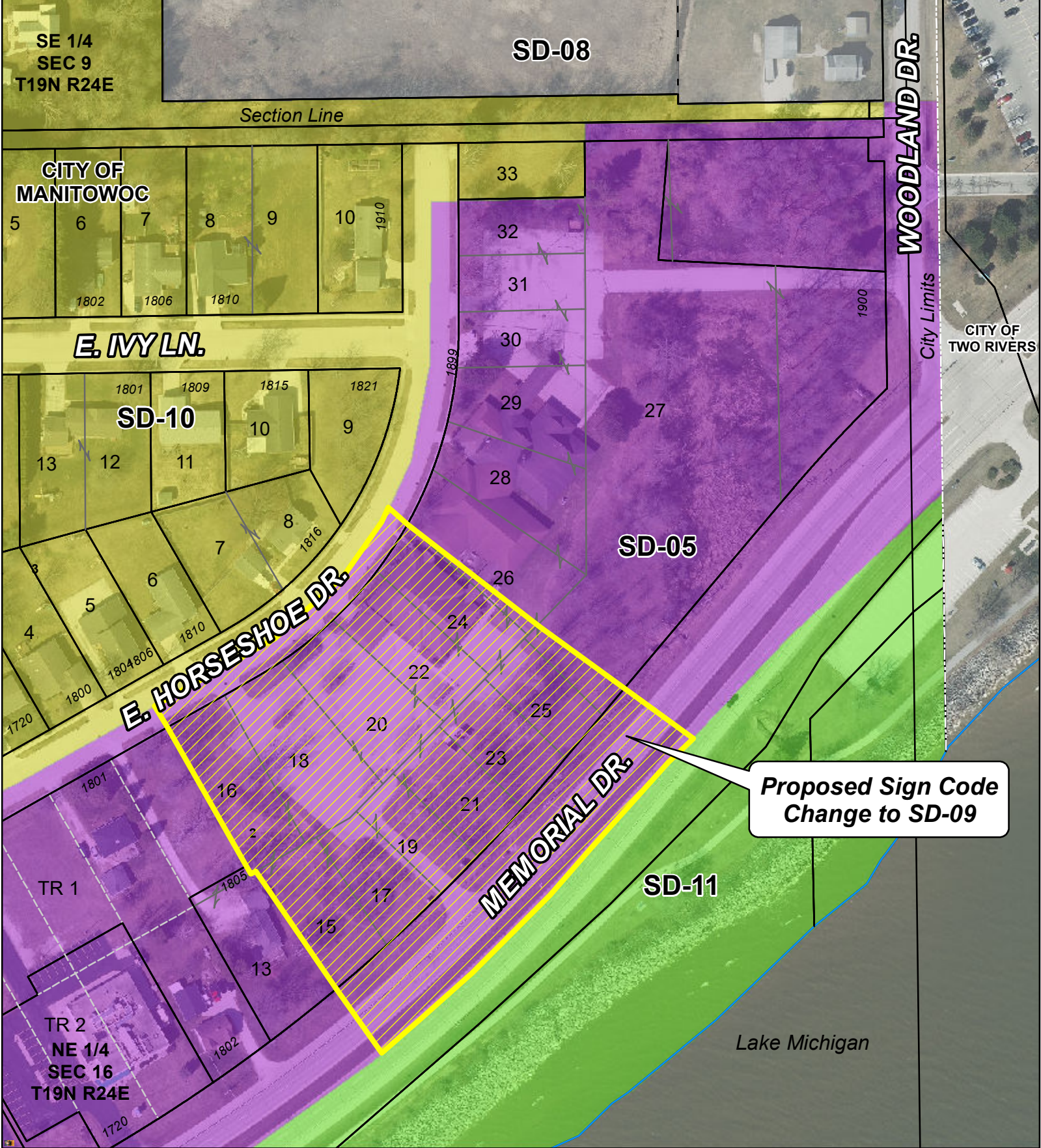
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**Legend**

 Proposed Rezone





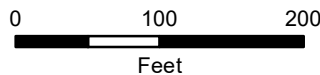
## Proposed Sign Code change from SD-05 Memorial Dr. Corridor to SD-09 Multi-Family Residential

PC 18-2024

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Map Plotted: 11/21/2024

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### Legend

 Proposed Sign Code Change